

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, November 16, 2021 – **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Member Notices: M. Palm (Mayor Designee), P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, D. Marshall, and M. Boeggner.
Others Noticed: T. Pinion, C. Bradley, Mayor R. Nelson, Scott Zirzow, Dan Greenwood, Cliff Bobholz, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve October 19, 2021 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. New Business

- a. Consider General Development Plan in accordance with Steps 3 of the Planned Development for Sauk County Agricultural Society for the development and redevelopment of the Sauk County Fairgrounds, located at 700 Washington Avenue, in the City of Baraboo, Wisconsin.
- b. Consider Specific Implementation Plan in accordance with Step 4 of the Planned Development for Sauk County Agricultural Society for their planned 2022 project that will include the removal two existing animal buildings, relocation of a show ring and manure handling facility, and construction of a new Swine, Sheep, Goats, and Exotics Barn and Show Ring building on the Sauk County Fairgrounds at 700 Washington Avenue, in the City of Baraboo, Wisconsin.

4. Adjournment

Mike Palm, Chairman by Mayoral Designee
Agenda prepared by Kris Denzer, 355-2730, Ext. 7309
Agenda Posted by Kris Denzer on November 12, 2021

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

PLAN COMMISSION ITEM SUMMARY
November 16, 2021

SUBJECT: CONSIDER GENERAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEPS 3 OF THE PLANNED DEVELOPMENT FOR SAUK COUNTY AGRICULTURAL SOCIETY FOR THE DEVELOPMENT AND REDEVELOPMENT OF THE SAUK COUNTY FAIRGROUNDS, LOCATED AT 700 WASHINGTON AVENUE, IN THE CITY OF BARABOO, WISCONSIN.

SUMMARY OF ITEM A: The applicant would like to replace a couple of existing animal buildings on the fairgrounds with a single, larger, “multi-purpose” building.

The entire Fairground property is zoned A-1, Agricultural Transition and Fairgrounds is specifically allowed as a permitted use in that district. The dilemma is that very few of the buildings, including the proposed new building, appear to meet the required building setbacks (150 feet). Although the existing buildings may not meet the required setbacks, they would be “grandfathered” or technically considered legal non-conforming buildings since the existing of most of them likely predates the Zoning Code.

Following is a definition from the Zoning Code:

(2) **ACCESSORY BUILDING.** A building or portion of a building subordinate to the main building and **used for a purpose customarily incidental to the permitted** use of the main building or the **use of the premises**. When an accessory building is a part of the main building, or is substantially attached thereto, the front yard, height, side-yard and rear-yard requirements of the main building shall be applied to the accessory building. Accessory buildings shall be subject to their respective setback requirement.

Any new building must meet the required setbacks, which are summarized below an excerpt from the A-1 zoning district:

(4) **MINIMUM YARD DIMENSIONS.**

(a) **Principal Building:**

1. Street - 150 feet.
2. Rear Yard - 25 feet.
3. Side yard - minimum 8 feet on any one side, minimum total of 20 feet.

(b) **Accessory Building:**

1. Side Yard - 1/2 the height of the building.
2. Rear Yard - 1/2 the height of the building, including the right-of-way of the alley, but not less than three (3) feet from abutting an alley.

In my opinion, there does not appear to be an obvious Principal Building on the premise but rather a collection of Accessory Buildings (incidental to the use of the premise). As you can see from the setbacks cited above, Accessory Buildings are not allowed in any Street (or front) yard, which is defined as:

(109) **STREET YARD.** See **FRONT YARD**

(50) **FRONT YARD.** The portion of a lot between the front of a building or dwelling and a public street measured along the street line. Corner lots shall have two (2) such yards.

Since the Fairgrounds is surrounded by public streets on all four sides, it is “blessed” (or “cursed”?) with four Front/Street Yards. This makes it a practical impossibility to site any new accessory building anywhere on the Fairgrounds.

I believe the cleanest way for the Ag Society to build any new building or replace any existing building is to rezone the property with a Planned Unit Development Overlay.

Staff met with members of the Ag Society to discuss their immediate needs and long term plans. Following that meeting, they submitted this rezoning request. They have provided the necessary elements of a General Development Plan that identifies all existing buildings as well those planned for the foreseeable future.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – Planned Unit Developments, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve/Deny the GDP.

ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve the Planned Development Overlay district.

SUBJECT: CONSIDER SPECIFIC IMPLEMENTATION PLAN IN ACCORDANCE WITH STEP 4 OF THE PLANNED DEVELOPMENT FOR SAUK COUNTY AGRICULTURAL SOCIETY FOR THEIR PLANNED 2022 PROJECT THAT WILL INCLUDE THE REMOVAL TWO EXISTING ANIMAL BUILDINGS, RELOCATION OF A SHOW RING AND MANURE HANDLING FACILITY, AND CONSTRUCTION OF A NEW SWINE, SHEEP, GOATS, AND EXOTICS BARN AND SHOW RING BUILDING ON THE SAUK COUNTY FAIRGROUNDS AT 700 WASHINGTON AVENUE, IN THE CITY OF BARABOO, WISCONSIN.

SUMMARY OF ITEM B: Since the General Development Plan discussed in the preceding item includes planned future improvements, the SIP for the 2022 planned work needs to be considered as a separate item. The applicant has provided a narrative description of these planned improvements, a Site Plan and Building Renderings.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – Planned Unit Developments, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve/Conditionally Approve/Deny the SIP.

ACTION: Forward to Common Council for a Public Hearing on the Re-Zoning with a recommendation to Approve the Planned Development overlay district.

Minutes of Plan Commission Meeting October 19, 2021

Call to Order – Mike Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Mayor Rob Nelson, Dave Mitchell, Karen Stanley, Carl Pierce, and Christian Herrild.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Wedekind, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Marshall to approve the minutes of September 14, 2021 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearing

- a. Public Hearing to consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 60 of the Second Addition to Pleasant View subdivision to two side-by-side single-family residential dwellings at 1811/1813 Park View drive, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.
- b. Public Hearing to consider the request of TEEL for a Conditional Use Permit to allow outdoor storage in an I-1 Industrial zoning district on Lot 1 of Sauk County Certified Survey Map 4100, located at 500 Industrial Court, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.
- c. Public Hearing to consider the request of Driftless Glen Properties, LLC for a Conditional Use Permit to use the existing building at 114 Ash Street as an ancillary storage building (rickhouse) to be used for barreled storage of spirits produced by Driftless Glen Distillery, which is located at 300 Water Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

New Business

- a. Consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 60 of the Second Addition to Pleasant View subdivision to two side-by-side single-family attached residential dwellings at 1811/1813 Park View Drive, City of Baraboo, Sauk County, Wisconsin – Pinion presented the background to the Commission. It was moved by Kolb, seconded by Franzen to approve the Conditional Use Permit as presented. On roll call vote, for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Marshall, Boeggner, and Palm. Nay – 0, motion carried 7-0.
- b. Review and approve a 2-Lot Certified Survey Map for D Mitchell LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-Family Residential zoning district at 1811/1813 Park View Drive, being Lot 60 of the 2nd Addition to Pleasant View subdivision and located in Section 30, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin – It was moved by Wedekind, seconded by Marshall to approve the 2-Lot CSM as presented. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Marshall, Boeggner, Palm, and Wedekind. Nay – 0, motion carried 7-0.

- c. Consider the request of TEEL for a Conditional Use Permit to allow outdoor storage in an I-1 Industrial zoning district on Lot 1 of Sauk County Certified Survey Map 4100, located at 500 Industrial Court, City of Baraboo, Sauk County, Wisconsin – Pinion presented the background to the Commission. He said that Teel is a tenant in the former LSC Communications building. He said that they produce plastic conduit that is stored on cable reels that are stored outside. The product was previously manufactured and stored at TEEL's headquarters in Gateway Commerce Park. He said that this is in an I-1 zoning district, which requires enclosed storage; however, there is a provision in the Zoning Code under that zoning classification that allows outdoor storage as a Conditional Use. It was moved by Wedekind, seconded by Franzen to approve the Conditional Use Permit to allow outdoor storage in an I-1 zoning district located at 500 Industrial Court as requested. On roll call for the motion, Ayes- O'Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7 to 0.
- d. Consider the request of Driftless Glen properties, LLC for a Conditional Use Permit to use the existing building at 114 Ash Street as an ancillary storage building (rickhouse) to be used for barreled storage of spirits produced by Driftless Glen Distillery, which is located at 300 Water Street, City of Baraboo, Sauk County, Wisconsin – Pinion said in April the Commission discussed this same property. Driftless Glen was planning an addition on the first rickhouse, closest to the distillery at that point in time, but they have since learned that it was not an effective solution for their needs. He said although their plans at that time were to use this building for general storage, they have reconsidered that use and would like to convert this building to storage for casked spirits and they are in the process of getting State Approved Plans for this project since the proposed occupancy is considered a change of use pursuant to the Commercial Building Code. He said that the original conditional use permit for the Distillery could not be amended to include non-contiguous property. Kolb asked if the certification verifying the high water mark was ever presented to the City for the "patio expansion" that was completed. After researching his files, Pinion said that he did receive correspondence from Brad Boettcher from General Engineering that the "patio" was built above the 100-yr flood elevation. Kolb also brought up the Commission's desire of some signage or a door with an awning to break up the brick façade on Ash Street and repainting the south side of the building along the alley. Pierce said that if this was not a time sensitive matter, they would address these concerns next spring and the Commission agreed. O'Neill questioned the provisions being made for fire safety. Pierce stated they have been in conversation with the City's Fire/Building Inspector; they are getting ready to submit plans for a sprinkler system for that building. He said that it is also his understanding that they are looking at a possible interior firewall, breaking the building up into two zones. Boeggner stated that he received a call from Gary Bower, owner of Gem City, he was concerned about 18,000 gallons of flammable liquid being stored on the other side of wall adjacent to his building, especially because he has apartments above his establishment. Commission felt that fire suppression should be made a condition of this request. Kolb voiced concern regarding the lime green dumpsters and asked if they could be enclosed. Pierce said that they have been enclosed on two sides with gates, he feels that a better job could be done by keeping the gates closed at all times. Palm said that items that the Commission need to be concerned about are the walls need to match the color scheme of the distillery within six months, and the fire suppression system to be part of the motion. Pinion said the other thing mentioned was an awning over the door, or some type of signage. Palm moved to grant the conditional use permit for the building at 114 Ash with the following conditions:
1. The south side of the building receive fresh paint to closely match the existing rickhouses within six months of approve.
 2. Place an awning on the door on Ash Street, within six months of approval.
 3. Fire suppression and an interior firewall be installed prior to any storage of liquor in the building.
- Kolb seconded the motion. One roll call vote for the motion, Ayes – Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen, and O'Neill. Nay – 0, motion carried 7-0.

- e. Review General Development Plan/Specific Implementation Plan in accordance with Steps 3 & 4 of the Planned Development for Karen Stanley, d/b/a First and Ash LLC, to move the existing Bella Vita Café business from the principal structure to the accessory structure (former carriage house) and convert the 1st and 2nd floors of the principal structure to a single-family residence with the basement level remaining as a commercial kitchen to serve the Café building at 138 1st Street, located on the southwest corner of 1st and Ash Streets, in a B-1 Central Business zoning district on part of Lots 2 and 3 of Block 46 of the City of Baraboo, formerly Adams, Wisconsin – Pinion said that Stanley has the need and is requesting to convert the building back to a house for her personal use, both first floor and second floor. Pinion said that in the B-1 zoning district it allows dwelling units above the first floor; therefore, it would normally not allow a dwelling on the first floor, let alone a commercial kitchen in the basement. Pinion said that where this is a unique version, where Stanley is keeping part of the business in the basement of a house, converting the accessory structure up to code to the business area, it is screaming for the Planned Development Overlay. Karen Stanley addressed the Commission with her proposed plans. She said that she would like to expand the carriage house 5 feet to the east and five feet to the south, and turn that into the café. She said that she would like to reside in the existing structure on the first and second floor. Stanley said that she would keep the ground level (basement), which really isn't like a basement, it is open on 3 sides, has four exits out of it, She said that the building is like a three story building; however, from 1st Street it looks like a 2-story. She said that the accessory structure would have a new roof to match the main building. She said that there would be extended seating in the carriage house café, and a covered roof. She said that the lower part of the carriage house is completely finished; it has heating, air, electricity, water, and sewer. This area would be used for storage. Kolb asked if there would be a covered walkway from the kitchen to the carriage house and Stanley answered in the affirmative. It was stated that there would be a 2-hour fire suppression between the commercial kitchen and the residence. Stanley said that she is hoping to have the switchover completed by middle to end of December. It was moved by Wedekind, seconded by Marshall to recommend the approval of the GDP/SIP to the Council and forward it to them for the public hearing on the zoning ordinance. On roll call vote for the motion, Ayes – Marshall, Boeggner, Palm, Wedekind, Franzen, O'Neill, and Kolb. Nay – 0, motion carried 7-0.
- f. Consider a proposed Zoning Code Amendment to allow a 4-plex to be converted to side-by-side-by-side-by-side single-family attached residential dwellings – Pinion said that the immediate phase of the Jackson Farm is four 16-unit apartment buildings. He said that next year's phase would include several four-plexes, couple of duplexes, and a handful of single-family homes. He said that the four-plexes as discussion has taken place with the developer throughout this concept being developed; he would like to be able to sell these for independent ownership. Pinion said this would be similar to the zero-lot line duplexes that we have done several times. He said that zoning ordinance does not afford the opportunity, by conditional use permit or by any use to have them independently owned. Pinion said that if it were a condominium they could be platted that way, the units would be owned independently, but the common area would be around it. He said that it is the developer's preference to go individual units on individual lots. Pinion said that a zoning code amendment could be done or, if it would be right for a PUD, it could be applied over just those six four-plexes, following the same standards as the duplex conversion, with the same type of covenants and restrictions. Pinion is asking the Commission which direction is more appropriate. Palm said he does not see much of a difference here from duplexes, other than four lots instead of two. He feels people like having their own property. Palm said it would be his opinion to change the zoning code. Kolb feels that the PUD would be the better way to go because it gives the City more control. Pinion said that the conditional use is a shorter time span; however, removes the majority of the Commission's discretion, the burden of proof shifts entirely on the municipality as opposed to the applicant. He said a PUD is a longer process, but it affords the Commission a whole lot more discretion. It was the consensus of the Commission to move forward as a PUD.

Adjournment - It was moved by Kolb, seconded by Franzen adjourn at 5:57 p.m. The motion carried unanimously.

Mike Palm
Plan Commission Chair (Mayoral Designee)

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Notices Mailed by _____	_____
<input type="checkbox"/> Fee received by Treasurer _____	_____	<input type="checkbox"/> Public Hearing Published by _____	_____
<input type="checkbox"/> Filed with City Clerk _____	_____	<input type="checkbox"/> Plan Commission Held _____	_____
<input type="checkbox"/> Zoning Administrator Certification _____	_____	<input type="checkbox"/> Public Hearing Held _____	_____
<input type="checkbox"/> Referred for Staff Review _____	_____	<input type="checkbox"/> Council Action _____	_____
<input type="checkbox"/> Public Hearing Set _____	_____		

City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2730 phone
 (608) 355-2719 fax

PETITION FOR ZONING CHANGE

(A non-refundable \$250 fee must accompany this application upon filing.)

FOR TREASURER USE

Receipt # _____

Account # 100-22-4440

Date of Petition: **NOVEMBER 5, 2021**

The undersigned, being all the owners of the real property covered by this zoning change request, hereby petition the City of Baraboo Plan Commission and Common Council as follows:

- Name and address of each owner: **Sauk County Agricultural Society, Inc.**
P.O. Box 467, Baraboo, WI 53913
- Address of site: **700 Washington Avenue**
- Tax parcel number of site: **206-0677-00000; 206-0683-00000; 206-2250-00000; 206-2251-00000;**
and 206-2252-00000
- Accurate legal description of site (state lot, block, and recorded subdivision or metes and bounds description) (Attach copy of owner's deed): **See attached Location Map** S 36 T12N R6E W1/2 NE1/4 SE1/4 EXC 2 RDS ON N & E FOR ST PURPOSES 18.53A (S/RESTR PER D-810589)
S 36-12-6 E302' OF S1029.5' OF NW SE EXC 6TH ST & EXC BEG AT INTERS N LI 5TH ST & E LI WASHINGTON AVE- E30'- N30'- W30'- S TO POB & EXC ST; ALSO INCL PRT SD NW SE COM ON E LI S0°27'51"W 215.5' FROM NE COR- CONT S0°27'51"W 75'- S89°57'38"W 100'- N0°27'51"E 75'- N89°57'38"E 100' TO POB (S/EASE PER D-1185824 - NEEDS CORRECTION) 7.17A M/L
CITY OF BARABOO W.H. JACOB'S SUB-DIV. LOT 1 BLK 1
CITY OF BARABOO W.H. JACOB'S SUB-DIV. LOT 2 & 3 BLK 1
CITY OF BARABOO W.H. JACOB'S SUB-DIV. LOTS 4 & 5 BLK 1 (S/EASE PER D-1185824 - NEEDS CORRECTION)
- Present zoning classification: **A-1, Agricultural Transition**
- Requested zoning change: **PUD, Planned Development Overlay**
- Brief description of structures presently existing on site (include photos): **See attached map(s)**
- Brief description of present use of site and structures thereon: **See attached map(s)**
- Brief description of any proposed change in use or structures if request for zoning change is granted (include change in number of employees): **No change in use of existing structures.**
- The following arrangements have been made for serving the site with municipal sewer and water:
Sanitary Sewer serves this property.

11. Name, address, and tax parcel number of all owners of each parcel immediately adjacent to the boundaries of the site and extending 200 feet from and all the owners of the land directly opposite from the site extending 200 feet from the street frontage of such opposite land. (see section 17.11(1)(c) and City Code).
12. A scale map or survey showing the location, boundaries, dimensions, uses, and size of the site and its relationship to adjoining lands is attached. The map or survey shows the approximate location of existing structures, easements, streets, alleys, loading areas and driveways, off street parking, highway access and access restrictions, existing street, side and rear yards, surface water drainage, grade elevations and the location and use of any lands immediately adjacent to each of the boundaries of the site and extending 200 feet, plus the location of any existing structures on each such identified parcel. The name and address of each owner is attached.
13. A statement with supporting evidence indicating that the proposed zoning change or special zoning exception shall conform to the purpose, intent, spirit and regulations of the Zoning Code.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Dated this 5TH day of NOVEMBER, 2021.

Property Owner

David Ziger President Sauk Co. Ag Society
Property Owner

Property Owner

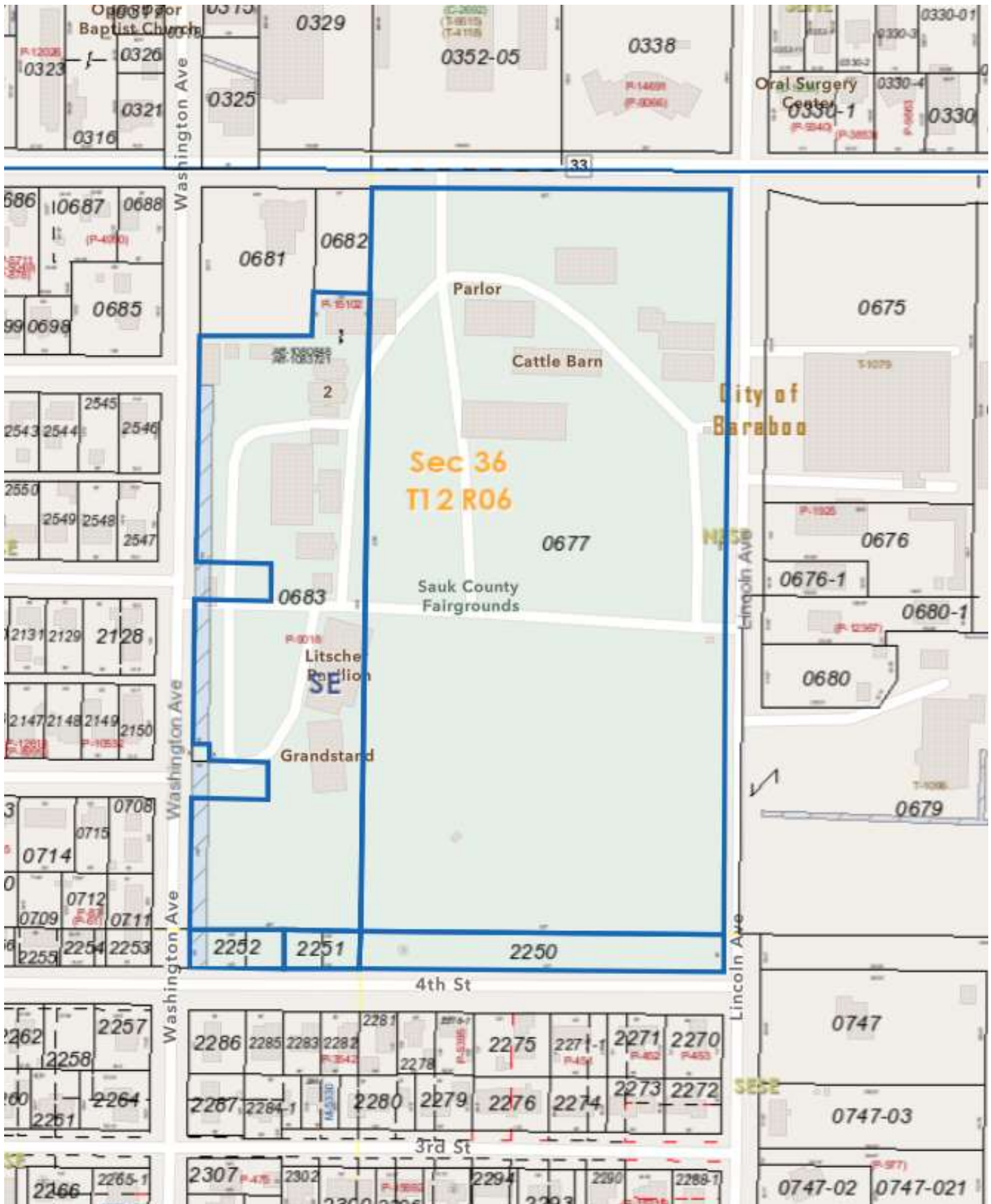
Dan C. Leonard Vice President Sauk Co. Ag Society
Property Owner

I have reviewed this application for completeness:

Date: _____

Zoning Administrator: _____

LOCATION MAP
SAUK COUNTY AGRICULTURAL SOCIETY, INC'S
PETITION TO REZONE SAUK COUNTY FAIRGROUNDS



Sauk County Agricultural Society
Planned Development Overlay
Part 13 - Statement

Attached you will find Sauk County Agricultural Society's statement with supporting evidence indicating that the proposed zoning change or special zoning exception shall conform to the purpose, intent, spirit and regulations of the Zoning Code.

Purpose

The Sauk County Fairgrounds is currently zoned as A-1, Agricultural Transition, as you know, this comes with set guidelines in regards to new developments on the property. The biggest barrier of our current zoning is the setback regulations. The dilemma is that very few of the buildings appear to meet the required building setbacks. The existing buildings that do not meet the required setbacks are "grandfathered" or technically considered legal non-conforming buildings. The two buildings that were recently demolished in favor of the new proposed building fell into that same category. The following is a definition from the Zoning Code that, with our current zoning, was becoming very difficult to appease:

(2) *ACCESSORY BUILDING. A building or portion of a building subordinate to the main building and used for a purpose customarily incidental to the permitted use of the main building or the use of the premises. When an accessory building is a part of the main building, or is substantially attached thereto, the front yard, height, side-yard and rear-yard requirements of the main building shall be applied to the accessory building. Accessory buildings shall be subject to their respective setback requirement.*

Our new building was to meet the required setbacks, which are summarized below for the A-1 zoning district:

(4) *MINIMUM YARD DIMENSIONS.*

(a) *Principal Building:*

1. *Street - 150 feet.*
2. *Rear Yard - 25 feet.*
3. *Side yard - minimum 8 feet on any one side, minimum total of 20 feet.*

(b) *Accessory Building:*

1. *Side Yard - 1/2 the height of the building.*
2. *Rear Yard - 1/2 the height of the building, including the right-of-way of the alley, but not less than three (3) feet from abutting an alley.*

Since the Fairgrounds is surrounded by public streets on all four sides, this prohibits us from developing our grounds for the betterment of the community now, and in the future.

Intent & Spirit

Our goal is to provide the community and it's visitors with the fair experience they deserve. Also, to provide adequate facilities for those who choose to rent from us; whether that be for an event, or winter storage. One of the ways we can continue to make ourselves better is to improve the facilities for those who use them. Many of the buildings need much needed improvements and repairs. The decision to rezone to (PUD), will only benefit us, and the city in the future to streamline these processes.

The Fairgrounds has been part of the welcoming "face" to the East side of town for many years. This has been made possible by our members and volunteers that have helped over the years. What a better way to continue this tradition than maintaining our current buildings and constructing new facilities moving forward. The new housing development on the outside of town will be well complimented with the construction of the new building. Both of these projects would let the people of Baraboo know that we, as a city, are open to development.

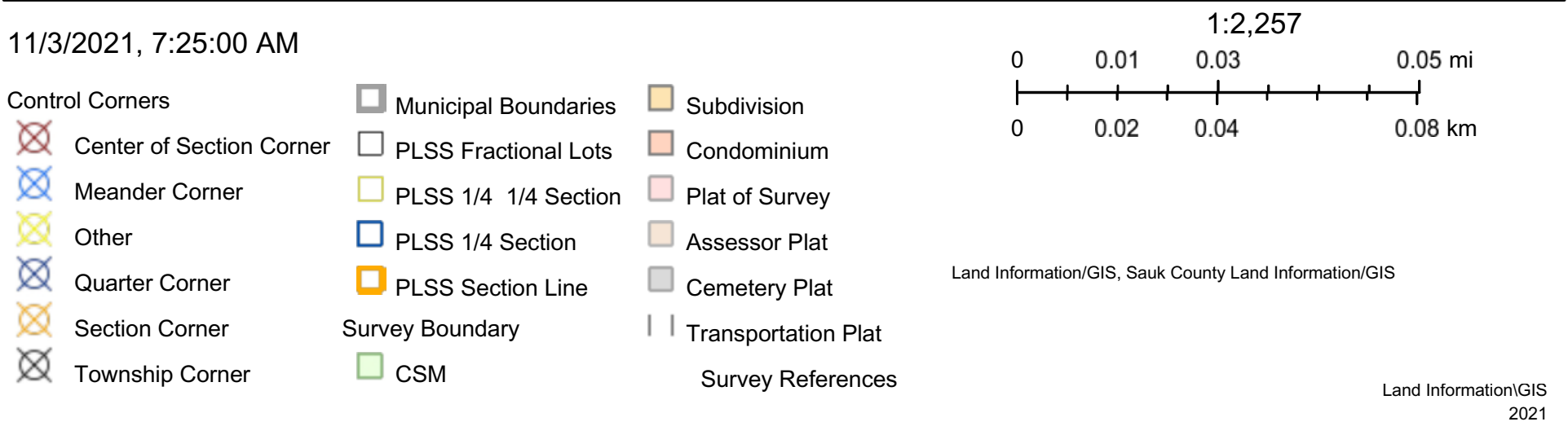
Regulations of Zoning Code

The Sauk County Agricultural Society has constructed many buildings throughout the years that have been built to last as many can tell. These existing structures will not last forever. We are moving forward with maintaining and preserving the existing buildings we do have. Moving forward, there is no doubt that we will have to start replacing structures as needed. The current zoning of the grounds would restrict us in moving forward smoothly in the future. There are many restrictions that have been developed throughout the years that we cannot meet based on Agricultural Transition zoning. The setbacks are the greatest barrier the current zoning regulations possess amongst the other requirements.

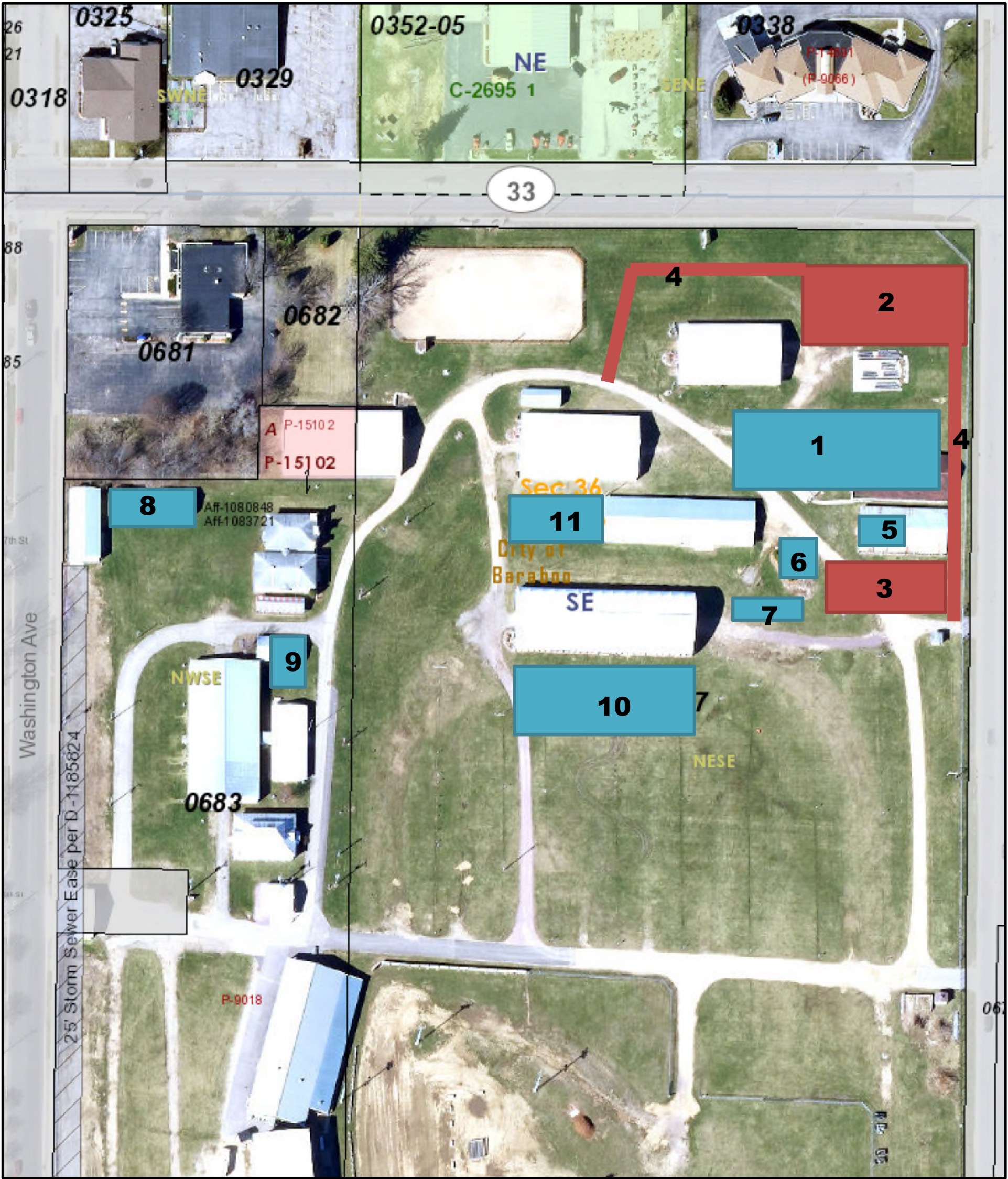
Property Description Reference:

- S 36 T12N R6E W1/2 NE1/4 SE1/4 EXC 2 RDS ON N & E FOR ST PURPOSES 18.53A (S/RESTR PER D-810589)
- S 36-12-6 E302' OF S1029.5' OF NW SE EXC 6TH ST & EXC BEG AT INTERS N LI 5TH ST & E LI WASHINGTON AVE- E30'- N30'- W30'- S TO POB & EXC ST; ALSO INCL PRT SD NW SE COM ON E LI S0°27'51"W 215.5' FROM NE COR- CONT S0°27'51"W 75'- S89°57'38"W 100'- N0°27'51"E 75'- N89°57'38"E 100' TO POB (S/EASE PER D-1185824 - NEEDS CORRECTION) 7.17A M/L
- CITY OF BARABOO W.H. JACOB'S SUB-DIV. LOT 1 BLK 1
- CITY OF BARABOO W.H. JACOB'S SUB-DIV. LOT 2 & 3 BLK 1
- CITY OF BARABOO W.H. JACOB'S SUB-DIV. LOTS 4 & 5 BLK 1 (S/EASE PER D-1185824 - NEEDS CORRECTION)

GDP - Existing Sauk County Agricultural Society Inc.



GDP - Future Sauk County Agricultural Society Inc.



FUTURE DEVELOPMENTS IN CHRONOLOGICAL ORDER

- 1. NEW SWINE, GOAT, EXOTIC BARN (2022)
- 2. ADDITIONAL 4H/TRAILER PARKING (2022)
- 3. ADDITIONAL 4H/TRAILER PARKING (2022)
- 4. NEW GRAVEL ACCESS DRIVEWAY (2022)
- 5. MOVE EXISTING MANURE HOLDING TO EXISTING BLACKTOP (2022)
- 6. MOVE SMALL ANIMAL RING TO REMOTE LOCATION FOR SHADE (2022)
- 7. NEW WASH RACK
- 8. NEW SHOP/STORAGE - REPLACE EXISITING
- 9. NEW MULTI USE BUILDING - REPLACE 4H FOOD STAND
- 10. NEW HOOP BARN
- 11. ADDITION TO EXISTING BARN OR REPLACE EXISTING WITH SIMILAR NEW STRUCTURE

Sauk County Ag Society Inc.

New Swine, Sheep, Goats & Exotics Barn & Show Ring

Project Scope:

- House swine, goats, sheep, and exotic animals in new barn
- Show ring
- Wash racks
- Bathrooms
- Storage garage/closet/utility room
 - Sub electrical panels and feeds
 - Water manifolds

Proposed Building Materials

Proposed New Barn – 66'-0" x 192'-0" = **12,672 SQFT**

- Built off of concrete slab.
- Laminated columns
- 4/12 roof pitch
- 12'-0" truss bay spacing
- 2x6 wood roof purlins in hangers
- 26'-0" main truss
- 25'-0" LVL rafters
- 8 12'-0" ridge vents
- One 10'-0" x 10'-0" framed opening
- Two 14'-0" x 12'-0" framed openings
- One 16'-0" x 18'-0" framed opening with sliding doors
- Wood end wall and column posts
- Steel roof and screws
- Wood headers

Attached Drawings

A100 - Site Plan

A640 - Building Sections

DRAWING IS TO SCALE ON 24x36 PAPER ONLY

BID PLAN

NOT FOR CONSTRUCTION

CALCULATED DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE. CONTACT DESIGNER FOR ANY CLARIFICATIONS. DUE TO OCCASIONAL PLOTTER MALFUNCTION PLANS MAY NOT BE TO SCALE.

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MTDESIGNS

SAUK COUNTY AG SOCIETY

DRAWING NO:		A640	
DRAWING TITLE:		FACILITY BUILDING SECTION	
DATE:		10/14/21	
SCALE:		1/4" = 1'-0"	
DRAWN BY:		M.T.	
REVISIONS			
NO.	DATE	DESCRIPTION:	
X	X	X	